

Resolution No.:	<u>18-954</u>
Introduced:	<u>October 31, 2017</u>
Adopted:	<u>October 31, 2017</u>

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND**

By: District Council

SUBJECT: Two Corrective Map Amendments (H-120 and H-121) to correct technical errors in zoning boundaries and zoning classifications on the official zoning maps for certain properties located in the County

OPINION

Two Corrective Map Amendment Applications (H-120 and H-121) were filed on July 10, 2017 by the Maryland-National Capital Park and Planning Commission to correct mapping errors in the official Zoning Map. The purpose of CMA H-120 is to correct a technical error that occurred in the Montgomery Village Sectional Map Amendment (SMA) H-112 for the residential Floor Area Ratio (FAR) of the Commercial/Residential Town (CRT) zone. The purpose of CMA H-121 is to correct zoning mistakenly applied following a Local Map Amendment (LMA) for Kings Crossing in Germantown. All errors are technical in nature and were discovered on the zoning map by Maryland-National Capital Park and Planning Commission (M-NCPPC) staff.

Corrective Map Amendment Applications H-120 and H-121 were the subject of a public hearing held by the District Council on September 12, 2017. The Council did not receive any testimony. The Corrective Map Amendments, the Planning Departmental staff analysis, and the revisions to the zoning maps were carefully considered by the District Council at a worksession held September 12, 2017. The Corrective Map Amendments were submitted as technical in nature and only for the purpose of correcting zoning errors in the official Zoning Map.

For these reasons, and because to grant this application will aid in the accomplishment of a coordinated, comprehensive adjusted and systematic development of the Maryland-Washington Regional District, this application will be GRANTED, as filed.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland approves the following resolution:

1. Applications No. H-120 and H-121, requested by the Maryland-National Capital Park and Planning Commission for the Corrective Map Amendments to correct mapping errors in the official Zoning Map, are approved as filed.
2. The following areas are reclassified as part of this action, consistent with the recommendations in the Planning Department staff report for the Corrective Map Amendments.

A. Corrective Map Amendment H-120 (Attachment 1)

Property ID/Location: Located in a block bounded by Montgomery Village Avenue, Club House Road, Watkins Mill Road, and Stedwick Road, in Gaithersburg, Maryland, within the *Montgomery Village Master Plan*

WSSC Grid: 226NW10

Proposed Reclassification: 42.45 acres from the CRT-1.5, C-0.75, R-1.25, H-75 Zone to the CRT-1.5, C-0.75, R-1.0, H-75 Zone.

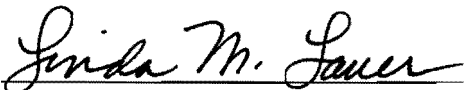
B. Corrective Map Amendment H-121 (Attachment 2)

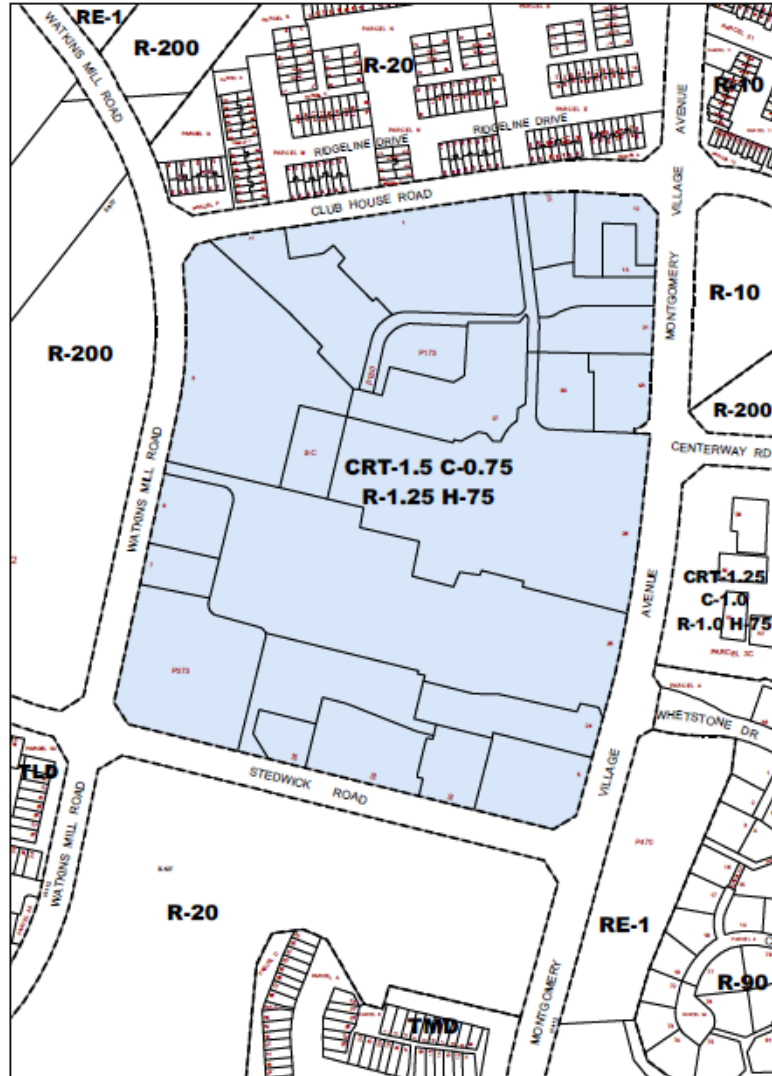
Property ID/Location: Parcel P879 from tax map EU11; Outlot A, Block M, King's Crossing (plat 20675); and Outlot B, Block M, King's Crossing (plat 20679) located at 18505 Crossview Road. *Germantown Master Plan*

WSSC Grid: 226NW14

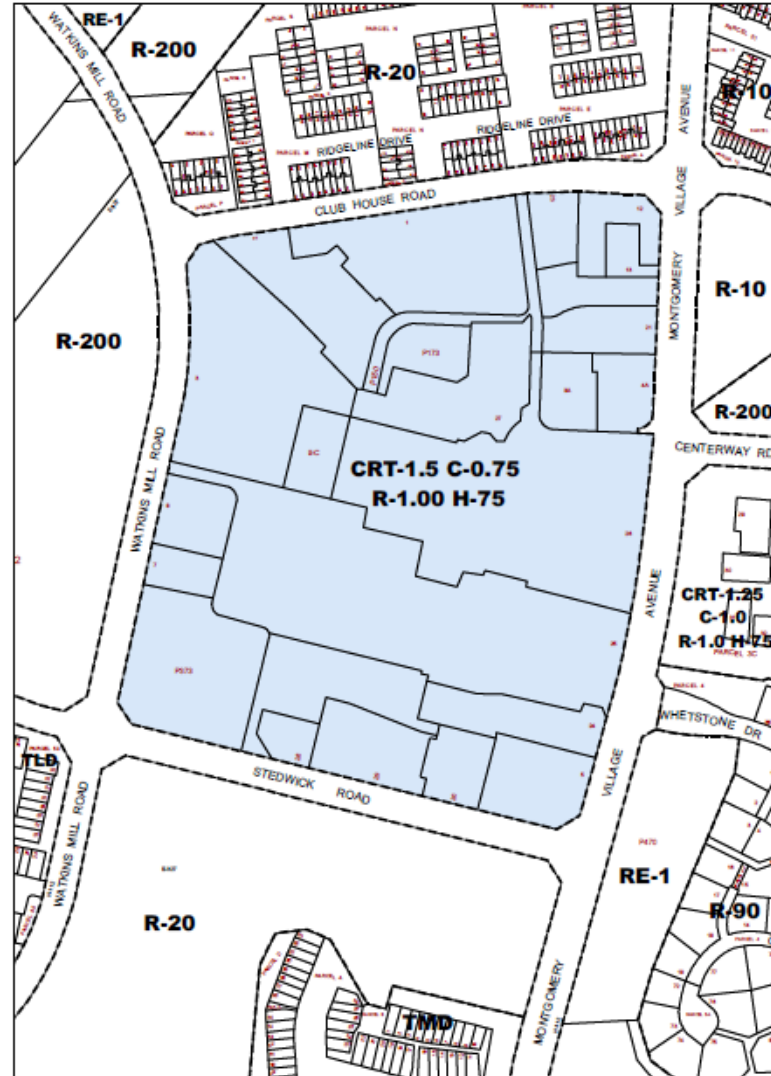
Proposed Reclassification: 5.986 acres from the PD-2 Zone to the R-200 Zone.

This is a correct copy of Council action.


Linda M. Lauer, Clerk of the Council

ATTACHMENT # 1 (H-120)**Existing Zoning - January, 2017**

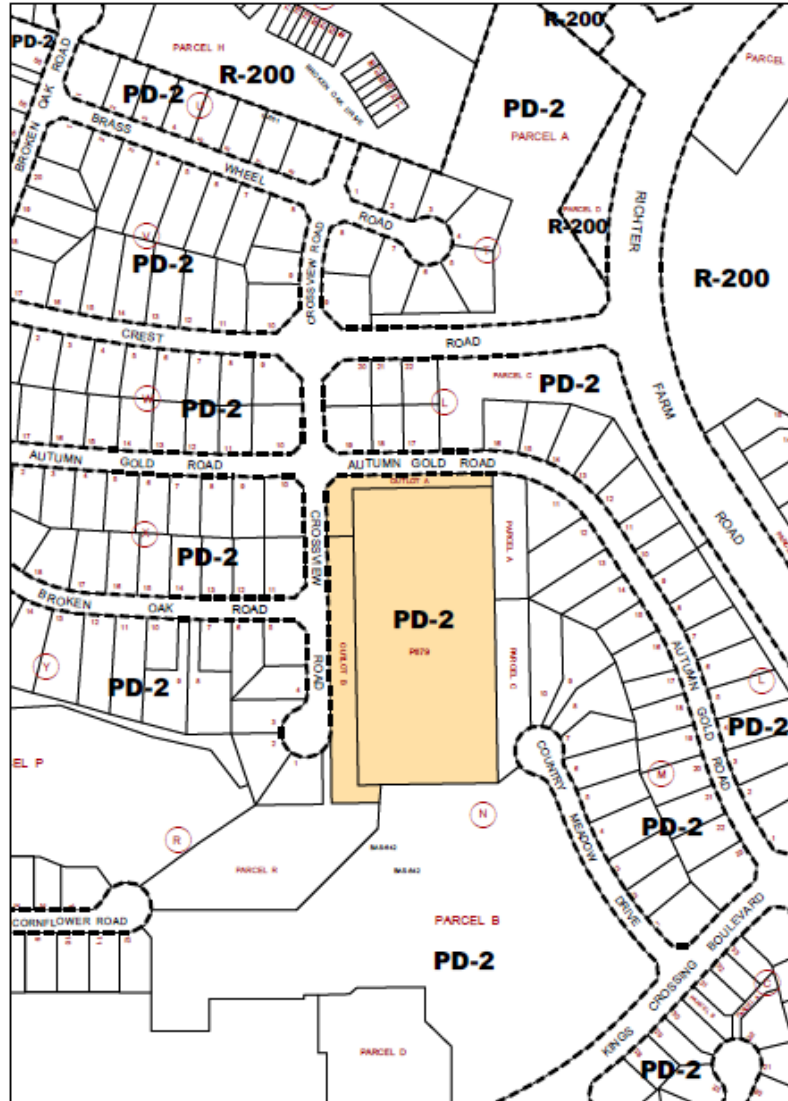
Map Grid: 226 & 227 NW10

Proposed Correction

1 in = 400 ft

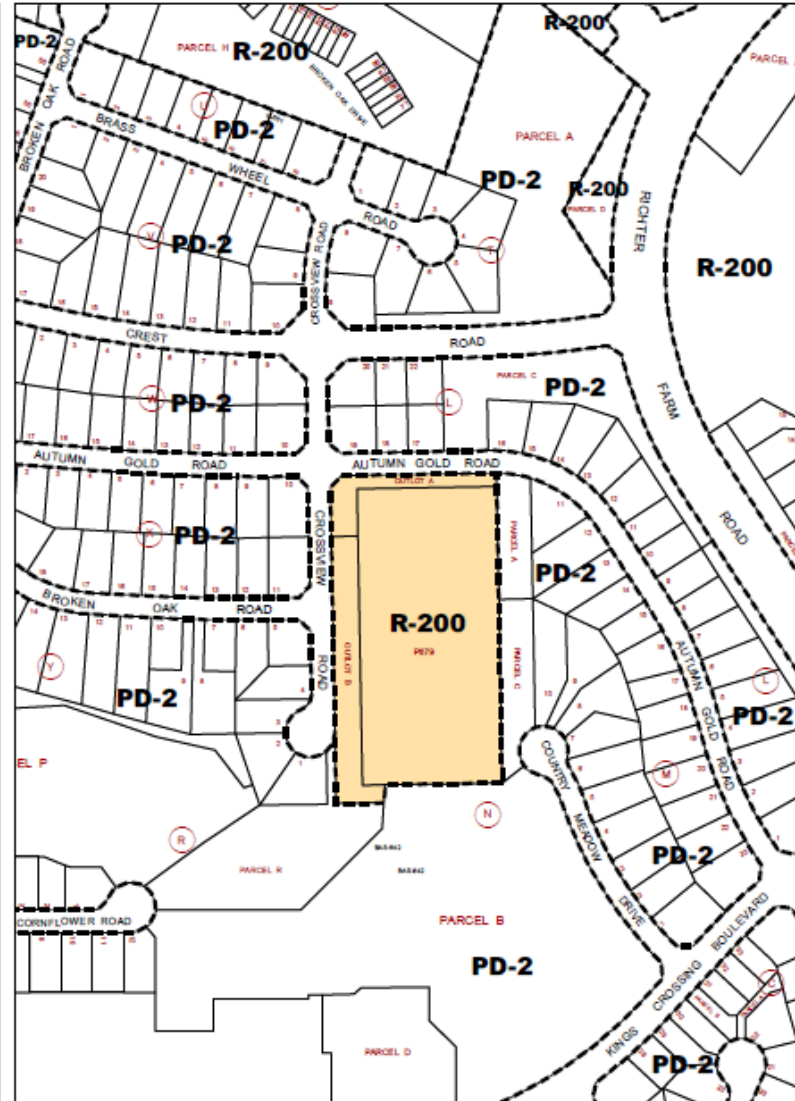
ATTACHMENT # 2(H-121)

Existing Zoning - January 2017



Map Grid: 225 & 226 NW14

Proposed Corrective Map Amendment



1 in = 350 ft